



2019 Revaluation Update

Presented by the
Mecklenburg County Assessor's Office



Progress to Date

- 371,500 Parcels Completed – 100%
- 54% Total Increase
- 43% Residential Average Increase
- 77% Commercial Average Increase

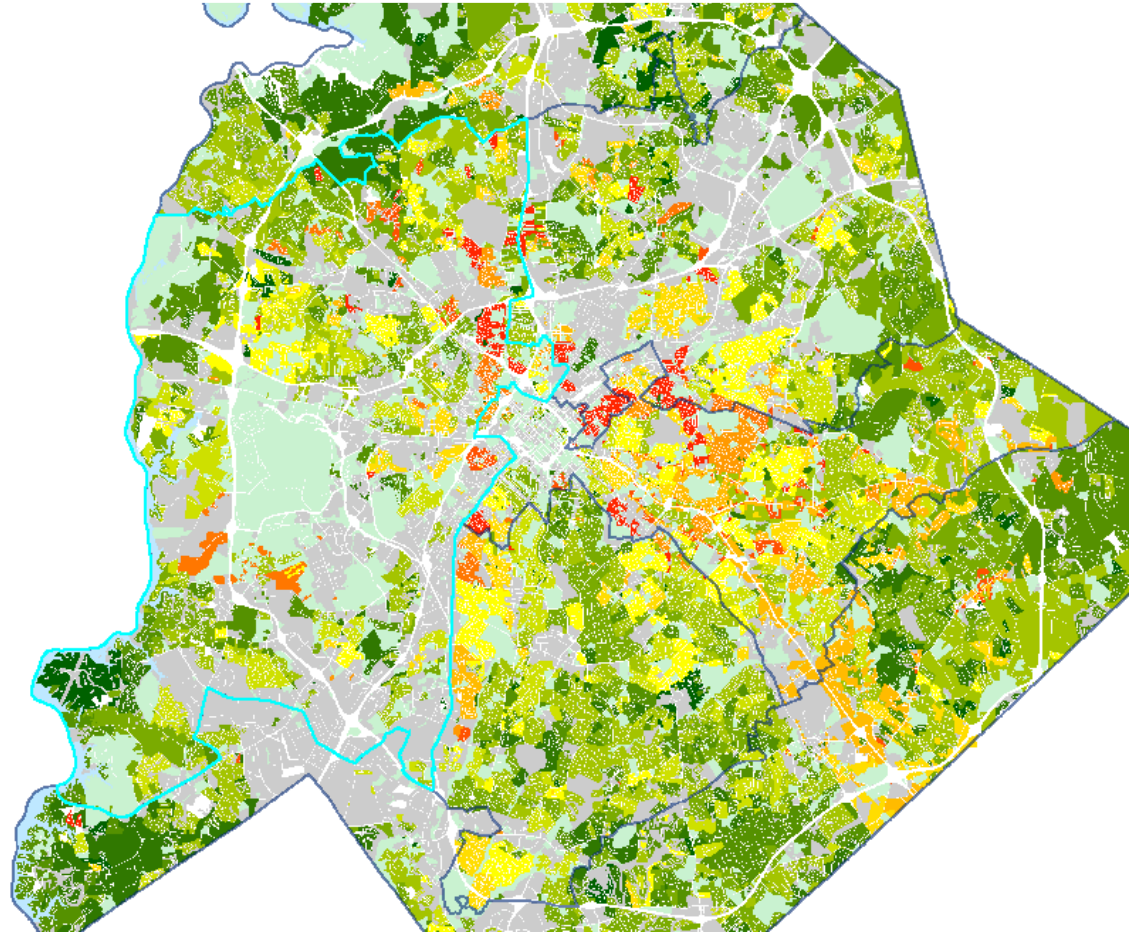
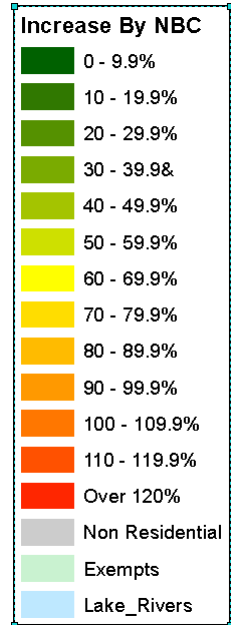


Revenue Neutral Rate

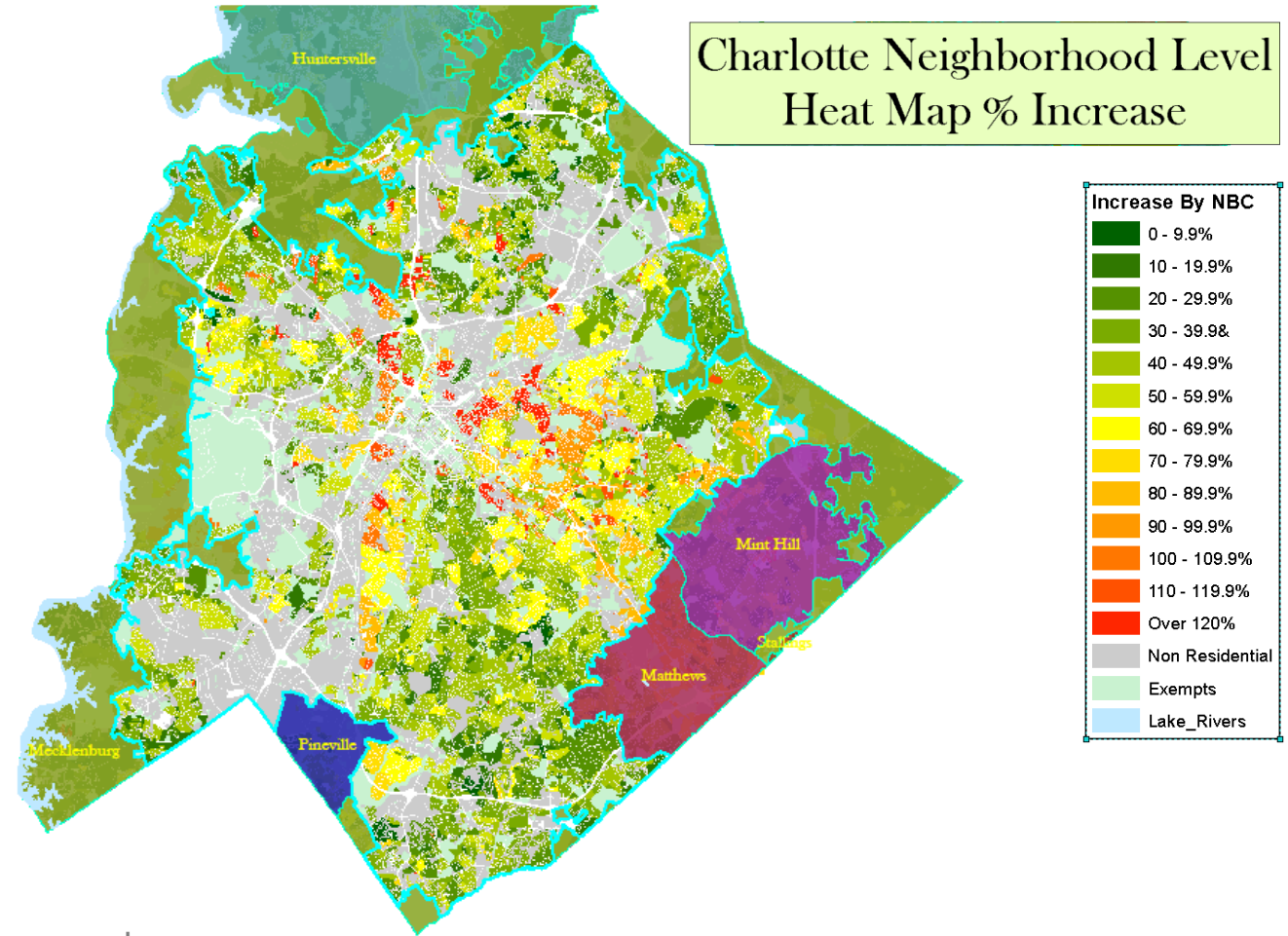
- Intended to show the tax rate that would keep the local government's revenue neutral given its new tax base
- The revenue neutral rate is developed by each jurisdiction
- The rate must be published, but is not required to be adopted
- Must be included in the proposed budget submitted in reappraisal years



Neighborhood Level Heat Map % Increase District 2



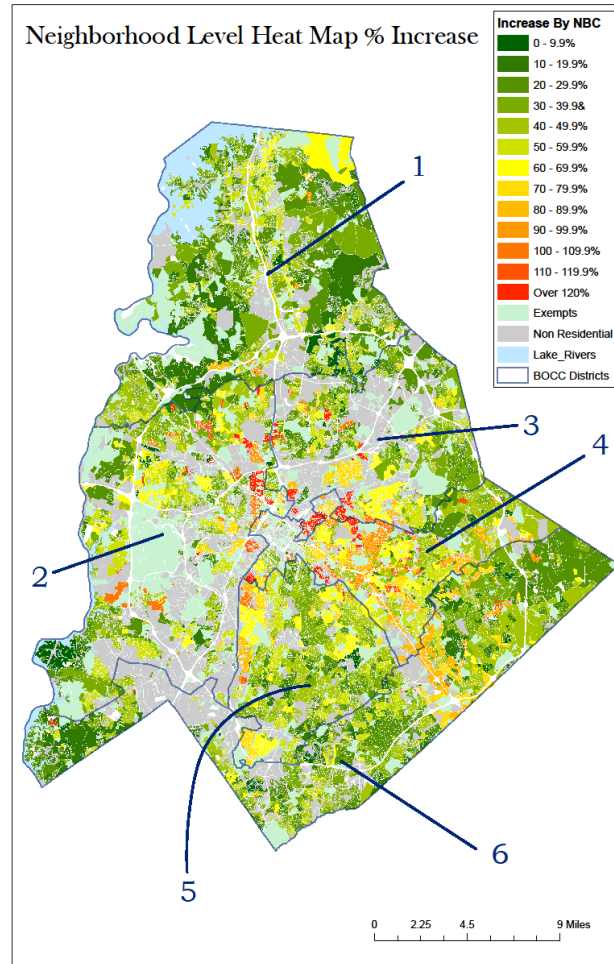
Charlotte Neighborhood Level Heat Map % Increase



2019 REVALUATION UPDATE

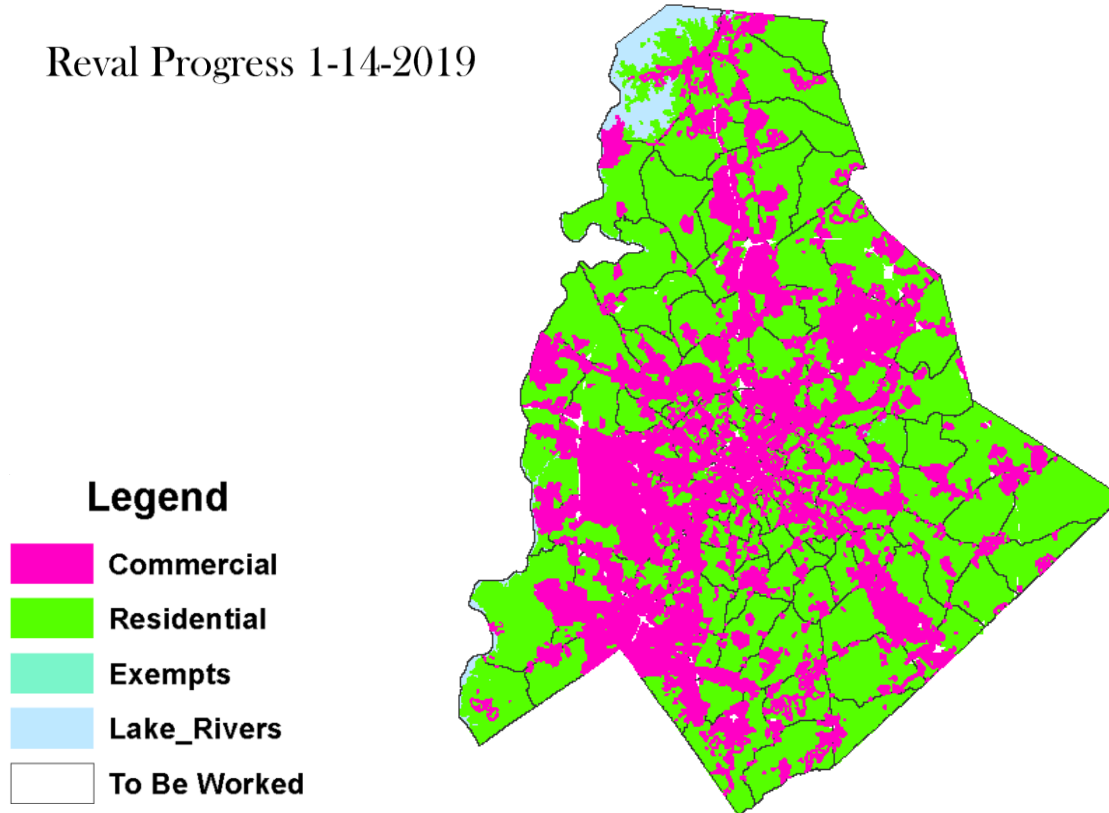
“We Value Mecklenburg County”

Residential Heat Map



Reval Progress

Reval Progress 1-14-2019



Field Canvassing Update

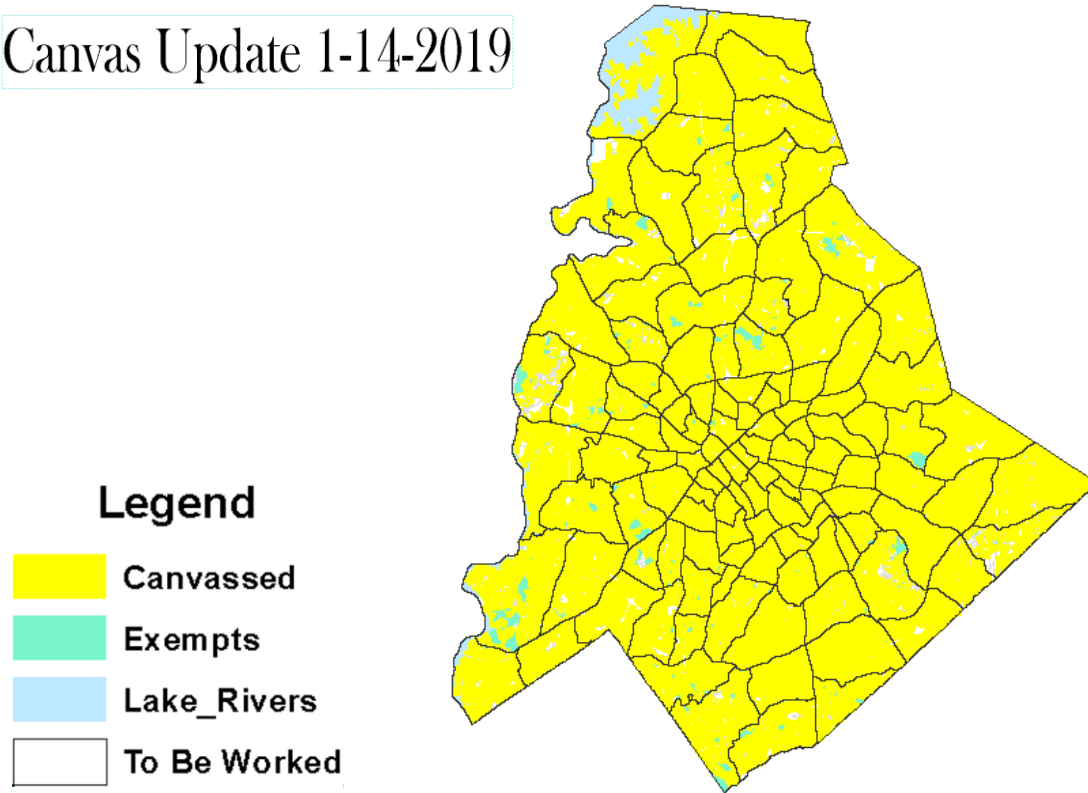


- 305,915 parcels canvassed to date
- Roughly 82% of Mecklenburg has been visited
- Major Neighborhoods completed
 - 340 neighborhoods were identified as Major out of 1,982 total
 - 103,238 parcels were Major



Field Canvassing Update

Canvas Update 1-14-2019

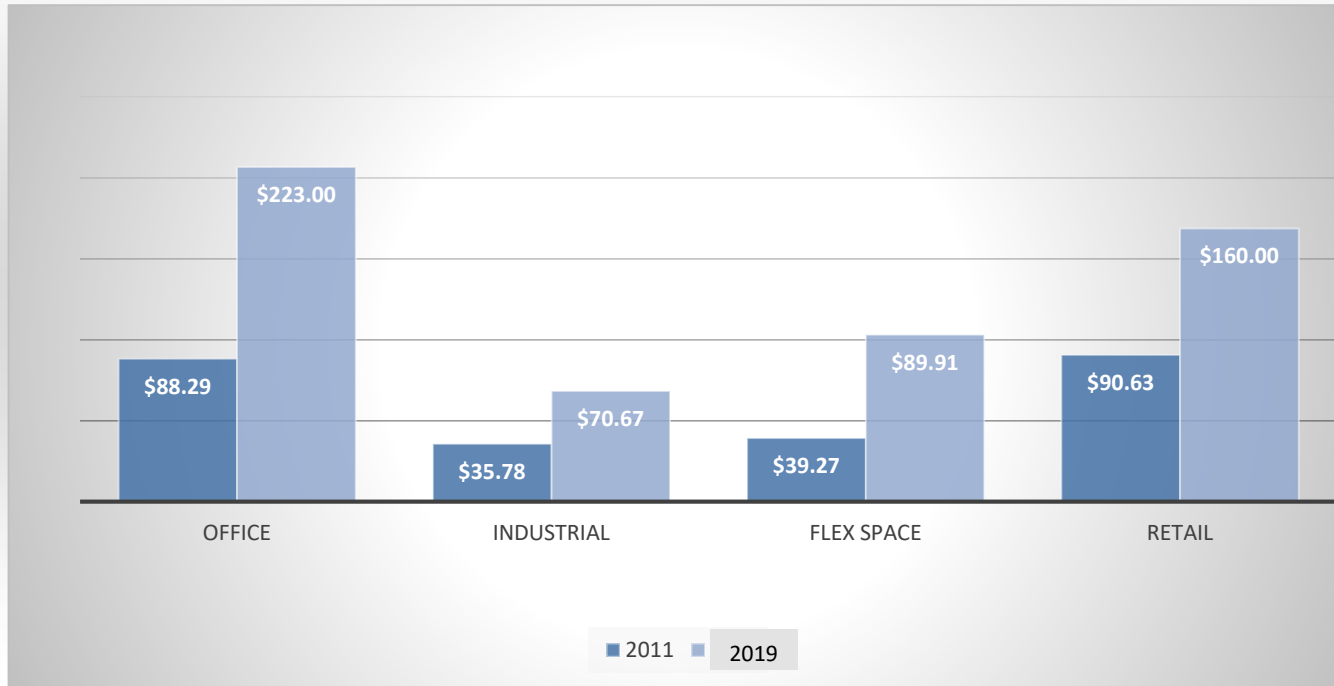


Progress to Date

- 2019 Reval- Residential to date
 - Median Sales \$347,979
 - Median Ratio .99
 - The median ratio is the middle ratio when the ratios are arrayed in order of magnitude
 - COD 4.402
 - Coefficient of Dispersion represents the average percentage deviation from the median ratio. The lower the COD, the more uniform the ratios within the property group
 - PRD 1
 - Price-related differential is the mean divided by the weighted mean. PRD's above 1.03 tend to indicate assessment regressivity; PRD's below 0.98 tend to indicate assessment progressivity



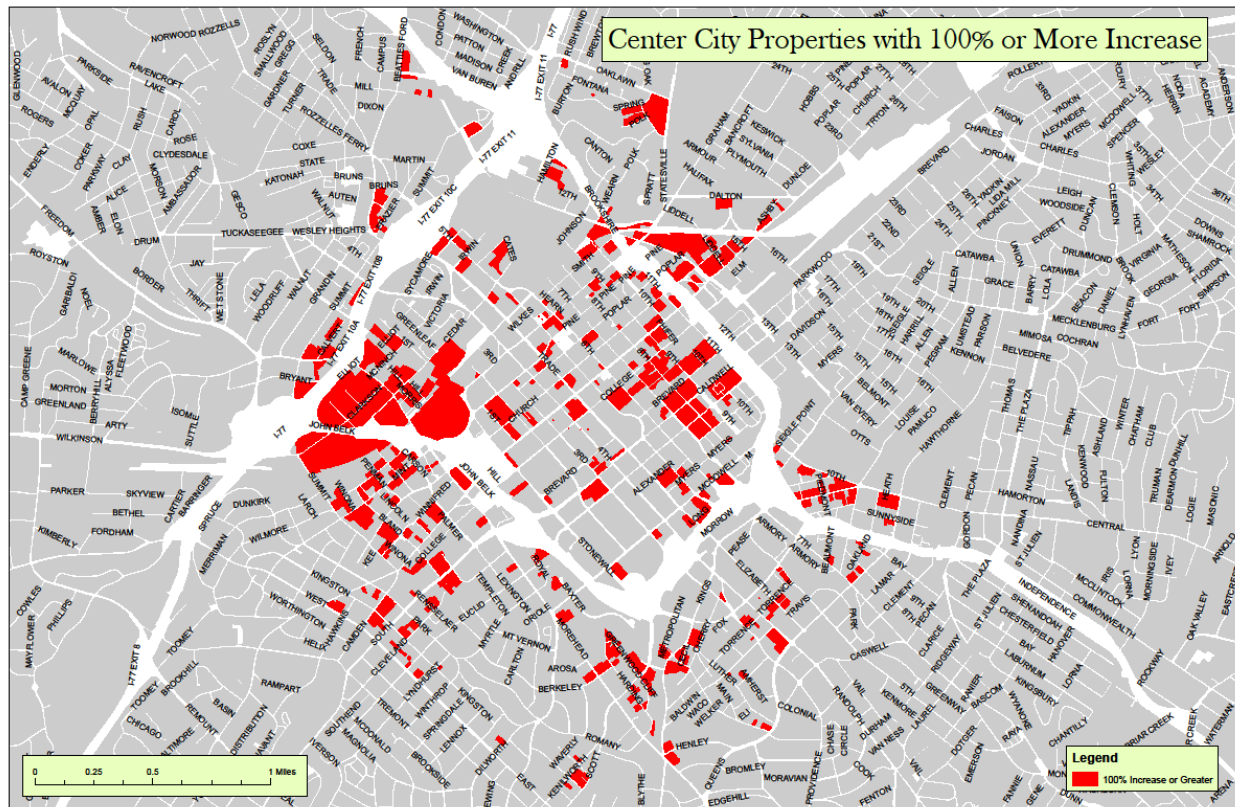
Commercial 2011-2019



2019 REVALUATION UPDATE

“We Value Mecklenburg
County”

Center City Properties
Increase 100% or More




MeckReval.com

Sales/Market Transactions

- 2011 Revaluation Qualified Sales
 - 15,656 in 2008
 - 9,898 in 2009
 - 8,140 in 2010
- 2019 Revaluation Qualified Sales
 - 24,092 in 2016
 - 25,073 in 2017
 - 23,183 in 2018



Enter the parcel number

 Mecklenburg County - Property Record Card Property Search

Find a property

All

Q

Map

WELCOME TO THE MECKLENBURG COUNTY PROPERTY INFORMATION SYSTEM

This online search tool allows you to look up detailed information about real estate properties in Mecklenburg County, North Carolina as recorded by the County Assessor's Office. Information about current ownership, mailing address, legal property description, property values, building details, land use, sales, deeds, tax bills, street maps and directions can all be found on the detail pages of a chosen property. The data on this site is current as of 12/31/2018. It will be updated when the Notices of 2019 Real Estate Assessed Value are mailed in late January and nightly thereafter.

To Locate a Property

- You can search by:
 - All or part of an owner name
 - Property address
 - Parcel number

If your search is likely to return multiple results (ex: "Smith" will display all properties with Smith in the owner name AND street name/address), consider using the drop-down menu to narrow your search to "Owner," "Address," or "Parcel Number."
- Click on the Search button to display your results.
- If your search returns more than one result they will be displayed as tiles. You can choose to view results as a list or on a map by clicking on the "List" or "Map" button in the top left corner of the results page.


Troubleshooting

Can't find your property?

- Have you used the advanced criteria searching function (ex: address instead of owner)?
- Make sure that the correct drop-down is selected. "All" will return all results for your search term, but if you're looking for a property on Smith Road and "Owner Name" is selected, it will not appear in your search results.

If you still can't find the property you're looking for OR if you notice the listed information is incorrect, please contact the County Assessor's Office.

Click the situs link for parcel details

 Mecklenburg County - Property Record Card Property Search

← Results

8910 scarsdale

All

Q

0


Print

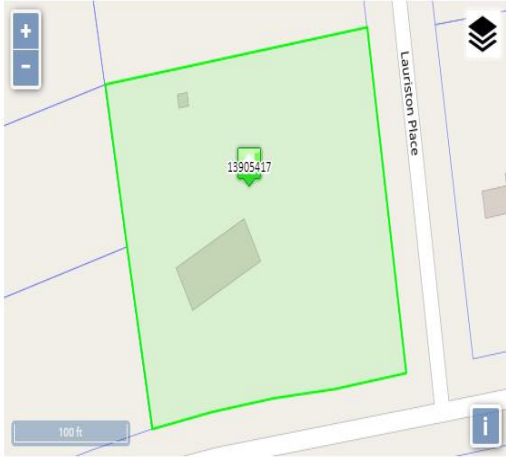
PARCEL ID: 13905417

8910 SCARSDALE DR MINT
HILL NC

MILLS AIMEE E, MILLS JEREMY C
8910 SCARSDALE DR
CHARLOTTE NC 28227

Total Appraised Value
\$295,200





OverviewLandPermitsValue ChangesMore ▾

ComperPictometryTax BillPolarisMore ▾

Comper view and options

COMPER - Mecklenburg, NC Find Property Help

Refine By: Distance 1 miles Sale Date 2017-01-01 - 2018-12-31 My Neighborhood Finished Area 2,482 - 3,722 Sqft Story Height Actual Year Built

Subject Property Save Comparables (PDF)

8910 Scarsdale Dr Mint Hill
Distance: N/A Neighborhood: N902
Parcel ID: 13905417 Finished Area: 3,102 Sqft
Sale Date: 26 Jul 2012 Full Baths: 3

7 Nearby Sales Sort

8858 Fultram Ln Mint Comparable **\$320,000**
Distance: 609 ft Neighborhood: N902
Parcel ID: 13905506 Finished Area: 2,708 Sqft
Sale Date: 12 Oct 2017 Full Baths: 2

8901 Glencroft Rd Mint Comparable **\$313,000**
Distance: 768 ft Neighborhood: N902
Parcel ID: 13905406 Finished Area: 3,136 Sqft
Sale Date: 25 May 2018 Full Baths: 3

8909 Fultram Ln Mint Comparable **\$396,000**
Distance: 822 ft Neighborhood: N902
Parcel ID: 13905621 Finished Area: 2,960 Sqft
Sale Date: 23 Oct 2018 Full Baths: 4

8716 Scarsdale Dr Mint Comparable **\$356,000**
Distance: 954 ft Neighborhood: N902
Parcel ID: 13905441 Finished Area: 2,820 Sqft
Sale Date: 28 Aug 2017 Full Baths: 2

8026 Brookgreen Dr Add Comp **\$306,000**
Distance: 1,581 ft Neighborhood: N902
Parcel ID: 13905728 Finished Area: 2,907 Sqft
Sale Date: 16 Feb 2018 Full Baths: 3

8004 Allenwick Cr Mint Add Comp **\$458,000**
Distance: 1,981 ft Neighborhood: N902
Parcel ID: 13905731 Finished Area: 3,297 Sqft
Sale Date: 15 Sep 2018 Full Baths: 3

9209 Morgan Glenn Dr Add Comp **\$272,000**
Distance: 0.54 miles Neighborhood: N902
Parcel ID: 13904167 Finished Area: 2,714 Sqft

Comparables

creates pdf automatically attaches to Modria log

Map Satellite

Google

Map data ©2019 Google 50 m Terms of Use

Spatialist

Comper pdf

Discussion

July-19-
2018

19-Jul-2017 02:52:51 PM **toni public** has completed **Filing a Citizen Inquiry - Event: Inquiry** filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

Toni Staff (Mecklenburg Cao)

TS 19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed **Respond - Event: Please note** that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.

02:56 PM

Hello, can you please correct my bathroom count from 3 to 2?

03:11 PM

Modria Manager (Admin)



Added file [comper_19716322_874482.pdf](#)

Notification of
Comper attachment

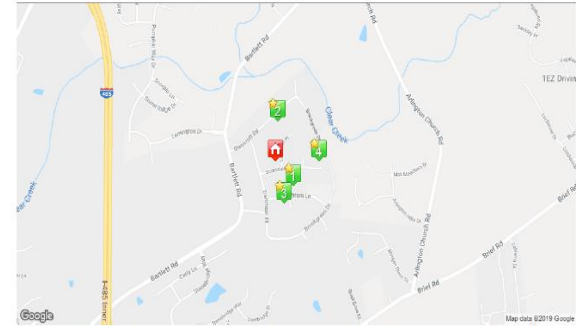
Post a message



☒ Press 'Enter' to send messages

Printout

Comparable Report: 8910 SCARSDALE DR MINT HILL



Subject

Comp #1

Comp #2

Comp #3



13905417
8910 SCARSDALE DR
MINT HILL

13905506
8858 FULTRAM LN
MINT HILL

13905406
8901 GLENCROFT RD
MINT HILL

13905621
8909 FULTRAM LN
MINT HILL

Distance	N/A	609 ft	768 ft	822 ft
Sale Price	\$242,000	\$320,000	\$313,000	\$396,000
Sale Date	26 Jul 2012	12 Oct 2017	25 May 2018	23 Oct 2018
Neighborhood	N902	N902	N902	N902
Finished Area	3,102 Sqft	2,708 Sqft	3,136 Sqft	2,960 Sqft
Full Baths	3	2	3	4
Bedrooms	5	3	3	4
Exterior Wall	ALUMINUM, VINYL	ALUMINUM, VINYL	MASONITE	HARDIPLANK/BOARD/SHAKE
Building Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Actual Year Built	1986	2006	1979	2007
Finished Garage	556 SqFt	483 SqFt	N/A	558 SqFt

Email and link into Modria

[EMAIL](#)[PRICING](#)[FAQ](#)

Inbox:

toni_public



toni_public@mailinator.com
m8r-29iyn9@mailinator.com

To: [toni_public](#)
From: [no-reply@trial-mecklenburg.modria.com](#)
Message Id: 1497989037-200036947054-toni_public
Subject: **Your Inquiry No: 504501 - Inquiry submitted successfully**
Received: Tue Jun 20 2017 16:03:57 GMT-0400 (Eastern Daylight Time)

text/html

Secure Link

Dear toni public,

We are contacting you regarding [Mecklenburg Resolution Center Inquiry: 504501](#) (Parcel #: 13905417)

Thank you for filing an inquiry regarding parcel number 13905417. Our services will review the details you provided and contact you shortly.

Sincerely,

Mecklenburg Resolution Center

Mecklenburg County Government - Assessor's Office

Website: [Click Here](#)

Powered by Modria

Modria inquiry CLOSED

←

→

https://trial-mecklenburg.modria.com/#casedetails/504516

🔒

📄

Mecklenburg County (TEST) - ...

Resolution Center

Google

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FileEditViewFavoritesToolsHelp

🌟 Suggested SitesWeb Slice Gallery

CasesDownloads

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MODRIA[®]

←

Inquiry: toni public - Parcel: 13905417 Year: 2017

Inquiry #504516 | Order #1500488782381 | Amount: 295200.00 USD

CLOSED - COMPLETED

The Appraiser concluded that the inquiry was completed, and closed it.

Discussion

Files

Information

Timeline (3)

Discussion

July 19, 2017

TP

19-Jul-2017 02:52:51 PM toni public has completed Filing a Citizen Inquiry - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

TS

19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed Respond - Event: Please note that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.

02:56 PM

TP

19-Jul-2017 04:31:48 PM Arbitrator has completed Respond - Event: The Appraiser indicated that this inquiry was completed. Specifically, the Appraiser indicated the following: "I have updated your bathroom count from 3 to 2 and it has been corrected in CAO database. Thank you for your time." Consequently, this inquiry is now closed.

03:11 PM

TP

Hello, can you please correct my bathroom count from 3 to 2?

04:31 PM

Posting messages to this discussion is disabled (the case may be closed or you do not have permission to post at this time)

📧 ☒ Press 'Enter' to send messages

19

Tax Exemptions and Exclusions

- Elderly or Disabled Requirements (exclusion of \$25,000 or 50% of taxable value, up to 1 acre)
 - Deed in applicant's name or title to residence as of January 1st
 - Must be N.C. resident
 - At least 65 years of age or totally and permanently disabled.
 - 2018 Income must not exceed \$30,200
 - Has income for the preceding calendar MORE than the income eligibility limit



“Circuit Breaker” Tax Deferral

- Taxes are limited to 4% of the homeowner's income when income does not exceed \$30,200
- Taxes are limited to 5% of the homeowner's income when income does not exceed \$45,300.
- Taxes in excess of limitation amount are deferred and remain a lien on the property.
- The current year plus the last three years of deferred taxes become payable with interest if a disqualifying event occurs.



Tax Exemptions and Exclusions

- Disabled Veterans Homestead Exclusion (first \$45,000 of assessed value)
 - Deed in applicant's name or title to residence as of January 1st
 - Must be N.C. resident
 - Honorably discharged veteran – 100% disabled (service related) or receive benefits for specially adapted housing under 38 U.S.C. 2101
 - There is no age or income requirement
- Application available online or call 980-314-4226 (4CAO) for application



2019 REVALUATION UPDATE

"We Value Mecklenburg County"

*	1/17-7/19	Community Engagement
*	1/18-12/18	Citizens Review Committee
*	8/8/18	BOCC Initial Presentation of Schedule of Values (SOV)
*	9/5/18	Public Hearings for SOV
*	9/18/18	BOCC Adoption of SOV
*	10/22/18	SOV Appeal Period Ends
*	12/18	CAO Value Finalization
*	1/23/19	Notices of Value Mailing to Property Owners
*	1/24/19	Informal Appeals Period Begins
*	5/20/19	BER Appeal Period Ends
*	7/19	FY20 - Tax Bill Mailing to Property Owners



MeckReval.com